



## DENSITY CALCULATIONS FOR PROJECTS WITHIN THE CITY

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

### CALCULATING ALLOWABLE DWELLING UNITS

Permitted number of dwelling units shall be computed by multiplying the *net project area* (in acres) by the applicable residential density of the underlying zone.

### NET PROJECT AREA CALCULATIONS

*Gross Project Area, less:*

- Flood plains
- Utility easements cumulatively 30-feet wide or greater
- Publicly-owned community facility land and right-of-way
- Stormwater detention facility tracts or easements\* (unless underground and usable for recreation)
- Private roads or access easements
- Panhandles
- Critical areas and buffers that are not eligible for density transfer in accordance with the Marysville Municipal Code

*\*If stormwater detention tracts are designed and constructed to meet low impact development standards, 50 percent of the area used for detention may be counted as net project area.*

#### ***Equals Net Project Area.***

When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

- Fractions of 0.50 or above shall be rounded up\*\*; and
- Fractions below 0.50 shall be rounded down

*\*\*Provided that in commercial zones, this will not exceed the base density by more than 10%.*

### PROPOSED DENSITY CALCULATIONS

Proposed Number of Lots / Net Project Area (acres)